

A-1 to R-3C
3.592 Ac.

REZ2017-00012

Zoning

Single-Family Residential

Three Chopt District

400 Feet

PS February 2017 Ref: 737-768-8286



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Withoukas
County Manager

May 16, 2017

Welford Properties
c/o Mr. Neil P. Farmer
540 Three Chopt Road
Manakin-Sabot, VA 23103

Re: Rezoning Case REZ2017-00012

Dear Mr. Farmer:

The Board of Supervisors, at its meeting on May 9, 2017, approved your request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) Parcel 737-769-5307 and part of Parcel 737-768-8286 containing 3.592 acres located on the south line of N. Gayton Road approximately 600' east of its intersection with Kain Road, described as follows:

Beginning at a point on the south line of north Gayton Road, said point being 613.22' east from the north line extended of Kain Road, thence continuing along the south line of north Gayton Road N 67°58'15" E a distance of 267.16' to a point; thence leaving the south line of north Gayton Road S 53°40'57" E a distance of 641.13' to a point; thence S 36°14'55" W a distance of 178.09' to a point; thence N 81°53'33" W a distance of 83.53' to a point; thence N 54°37'34" W a distance of 391.36' to a point; thence N 54°17'52" W a distance of 316.65' to the point and place of beginning containing 3.592 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated March 22, 2017, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Conceptual Plan.** The property shall be developed in general conformance with the exhibit titled "Conceptual Plan" by Youngblood, Tyler & Associates dated March 22, 2017 attached hereto as Exhibit A (see case file). The exact locations, footprints, configurations, size, and details of the lots, drives, roads and other improvements shown on the Conceptual Plan are illustrative and may be subject to change and may be updated from time to time as required for final engineering design, compliance with governmental regulations, or as otherwise approved at the time of subdivision review of the property.
2. **North Gayton Road Improvements.** A third north bound lane will be constructed along the entire frontage of the property. Improvements to North Gayton Road along the property shall include the installation of curb and gutter, pavement widening, a four (4) foot wide sidewalk with two (2) foot grass strip, storm sewer, and any necessary right of way dedication. Should the dedicated property not be used for its intended purpose within thirty (30) years of the date of dedication, title to the dedicated property shall revert to the owner or its successors in interest.

3. **Buffer Requirements.**
 - a. North Gayton Road. A natural and landscaped buffer a minimum of at least twenty-five (25) feet in width shall be provided along the boundary of the property adjoining North Gayton Road. The buffer shall be planted to the level of a Transitional Buffer TB-35 requirements and contain an ornamental style fence. Any new plantings shall be irrigated.
4. **Underground Utility Lines.** All utility lines on the property shall be underground, except for existing utilities, junction boxes, meters, utility lines in wetlands areas, and utility lines required to be above ground by the utility company.
5. **Best Management Practices.** Best Management Practice structures shall be located outside of any landscaped buffer within the property, except as a landscaping amenity or water related feature, or unless approved by the Director of Planning at the time of subdivision review. Any wet pond best management practice structures shall include an aeration feature to move water within such structure.
6. **Hours Of Construction.** During the construction of the development on the property, the hours of exterior construction shall be limited to 7:00 a.m. to 8:00 p.m., Monday through Saturday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete such work as concrete pours or utility connections. Exceptions shall require the approval of the Director of Planning. Construction signs shall be posted in English and in Spanish and shall state the hours of construction.
7. **Protective Covenants.** Prior to or concurrent with the final approval of the subdivision, a document setting forth covenants shall be recorded in the Clerk's Office of the Circuit Court of Henrico County, setting forth controls on the development and maintenance of the property and establishing an owner's association ("Association"), in conjunction with the Association formed with rezoning case REZ2016-00005. The covenants shall describe standards of uniform maintenance of individual lots, common areas, open space, and landscaping. The Association shall establish uniform rules relating to the standards for approval by the Association of any improvements within the property, including but not limited to, construction of buildings, other structures, and signage.
8. **Density.** No more than ten (10) single-family residential units shall be constructed on the property.
9. **Minimum Home Size.** Any new home shall have a minimum of 2,500 square feet of finished floor area.
10. **Architectural Features.** Various design elements shall be incorporated to provide a variety amongst individual units, including but not limited to: varying colors of brick, brick accents (including but not limited to arches with or without keystones, soldier courses, quoin corners, and accent coloring), varying colors of siding, varying window designs, and varying doorway designs. No two homes adjoining each other side by side shall be identical in exterior architectural features and colors.

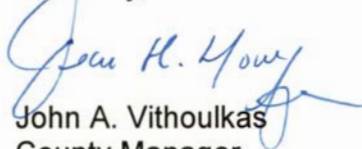
11. **Exterior Materials.** Any dwelling or garage shall have exposed exterior walls (above finished grade) of full standard brick, stone, cementitious siding, or a combination of the above, unless otherwise approved by the Director of Planning. In addition:
 - i. At least sixty percent (60%) of homes shall have brick or stone on sixty percent (60%) or more of each of their front elevations.
 - ii. At least forty percent (40%) of homes shall have brick or stone on forty percent (40%) or more of each of their front elevations.
12. **Foundations.** All new homes shall be constructed on crawl space foundations, except for basements and garages. The exterior portion of the foundations below the first floor level which is above grade shall be finished with full standard brick or stone unless otherwise approved by the Director of Planning. This proffer shall not apply to direct vent gas fireplaces or appliances. Steps to the main entrances of all homes, including front access stoops and porches, but not including homes with country porches, shall be faced with full standard brick or stone with a finished concrete or exposed aggregate landing for any such steps, stoops or porches. Any visible piers on porches shall be constructed of brick.
13. **Roof Materials.** Any home shall be constructed with a roof that has a minimum twenty-five (25) year certified warranty.
14. **Garages.** Each residual unit shall be constructed with a two-car garage (either attached or detached) with a minimum interior clear area of eighteen (18) feet in length by twenty (20) feet in width. At least forty percent (40%) of the garages shall be side or rear loaded.
15. **Fireplace Chimneys.** The exposed portions of all fireplace chimneys shall be of full standard brick, stone, or cementitious siding. The exposed bases of all chimneys shall be of the same material as the building foundations. The exposed portion of a flue for a direct vent gas fireplace shall be constructed of the same material used on the adjacent siding, and shall be built on a foundation that is constructed of a material that is used on the adjacent foundation.
16. **Side Elevation Windows And Cantilevering.** All side elevations shall contain a minimum of two windows, and one of which may be a bay window. No cantilevered features shall be allowed, except for direct gas vents and second story bay windows which will be designed and constructed with decorative corbels.
17. **Driveways.** All driveways shall be constructed of cobblestone, brick, asphalt, precast pavers, concrete, or other similar material approved by the Director of Planning at the time of subdivision review. No lots shall have direct access to North Gayton Road.
18. **Streets.** All new streets shall be constructed with Henrico County standard curb and gutter. A four (4) foot wide sidewalk shall be built along one side of each internal street.
19. **Landscaping.** A minimum of two (2) trees measuring a minimum of 2.5" in caliper shall be retained or planted in the front yard of each lot and street side yards of corner lots; except for lots on a cul-de-sac which shall have one (1) such tree in the front yard.

These trees shall be planted no more than ten (10) feet from the right of way unless otherwise approved at the time of landscape plan approval. The front and side yards of all lots shall be planted with sod and irrigated. Each home shall have foundation plantings along the entire front foundation.

20. **Lighting.** Pedestrian scale lighting shall be provided on each lot. Such lighting shall be non-glare, decorative in style, residential in character, and shall be provided at least in the front yard of each residential lot.
21. **Severance.** The inability to enforce, elimination, revision, or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,



John A. Vithoulkas
County Manager

pc: Ms. Judith M. Abrams
Mr. Louis A. Minor
Youngblood, Tyler & Associates
Director, Real Estate Assessment
Tiffany S. Hinton, Ph.D., Dir. Research and Planning – Schools
Police, Special Services

(A)
 COUNTY OF HENRICO
 736-769-8821
 DB.4871 PG.2248
 ZONED A-1

(B)
 BACOVA TEXAS, LLC
 738-769-2544
 DB.5398 PG.1481
 ZONED A-1

(C)
 ABRAMS,
 JUDITH M.
 PART OF 737-768-8286
 DB.2366 PG.1358
 ZONED A-1

(D)
 MINOR,
 LOUIS A.
 738-768-1745
 DB.2291 PG.784
 ZONED A-1

(E)
 ABRAMS,
 JUDITH S.
 738-768-1159
 DB.2466 PG.586
 ZONED A-1

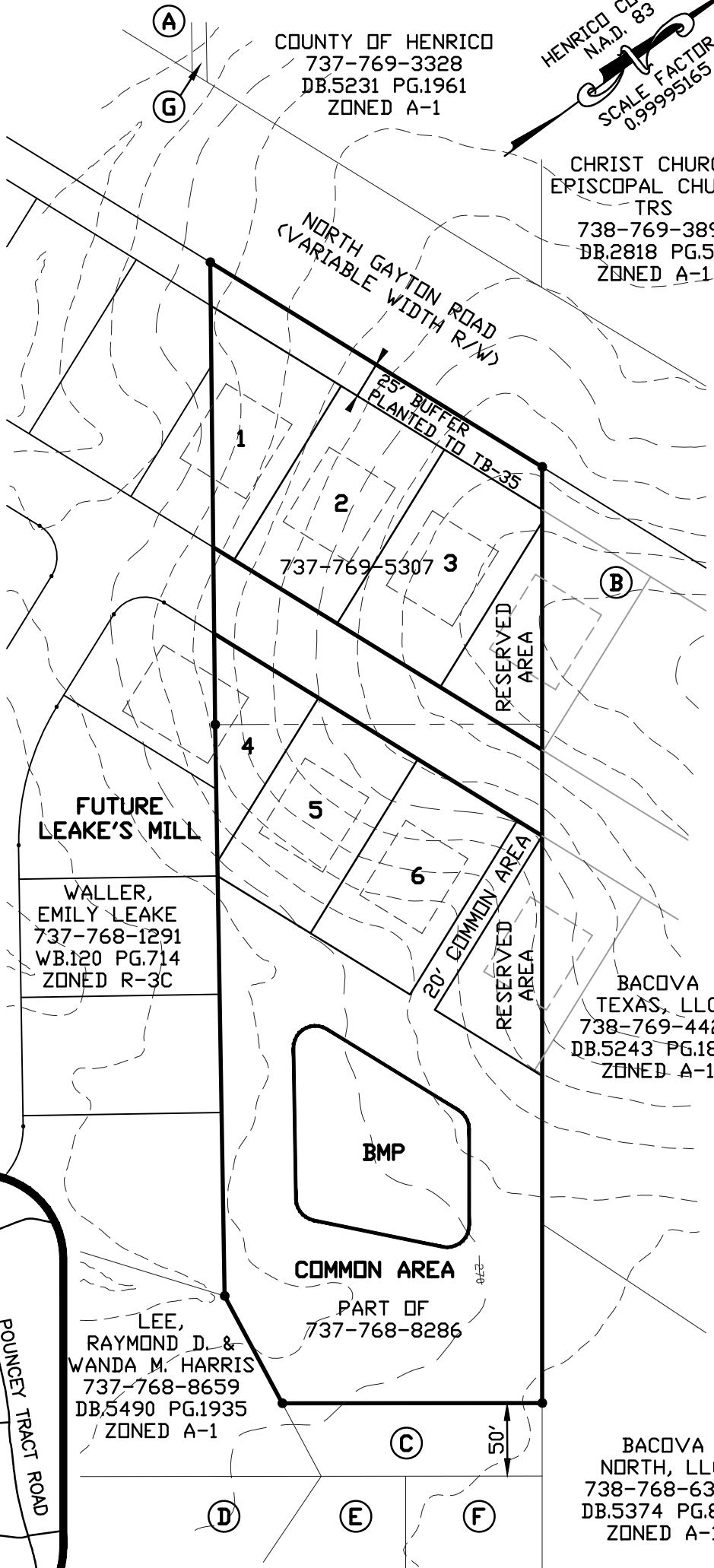
(F)
 MINOR,
 CARLYLE E. &
 GERTRUDE A.
 738-768-1869
 DB.2461 PG.1128
 ZONED A-1

(G)
 SM RICHMOND, LLC
 737-769-1924
 DB.5362 PG.2101
 ZONED R-2AC

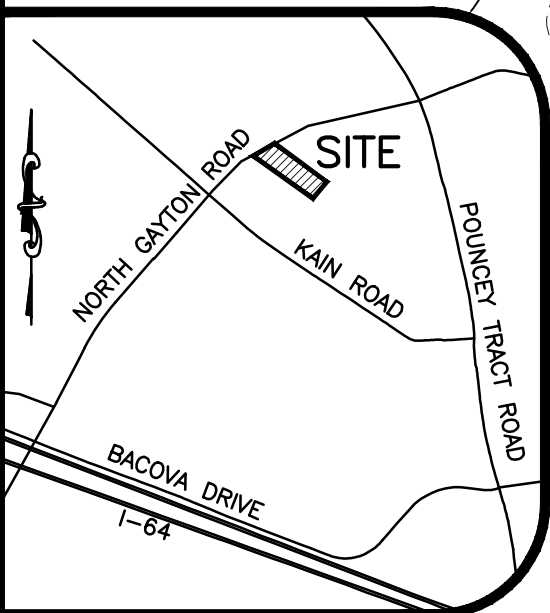
COUNTY OF HENRICO
 737-769-3328
 DB.5231 PG.1961
 ZONED A-1

HENRICO COUNTY
 N.A.D. 83
 SCALE FACTOR
 0.99995165

CHRIST CHURCH
 EPISCOPAL CHURCH
 TRS
 738-769-3891
 DB.2818 PG.56
 ZONED A-1



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VICINITY MAP

EXHIBIT A CONCEPTUAL PLAN

THREE CHOPT DISTRICT HENRICO COUNTY, VIRGINIA

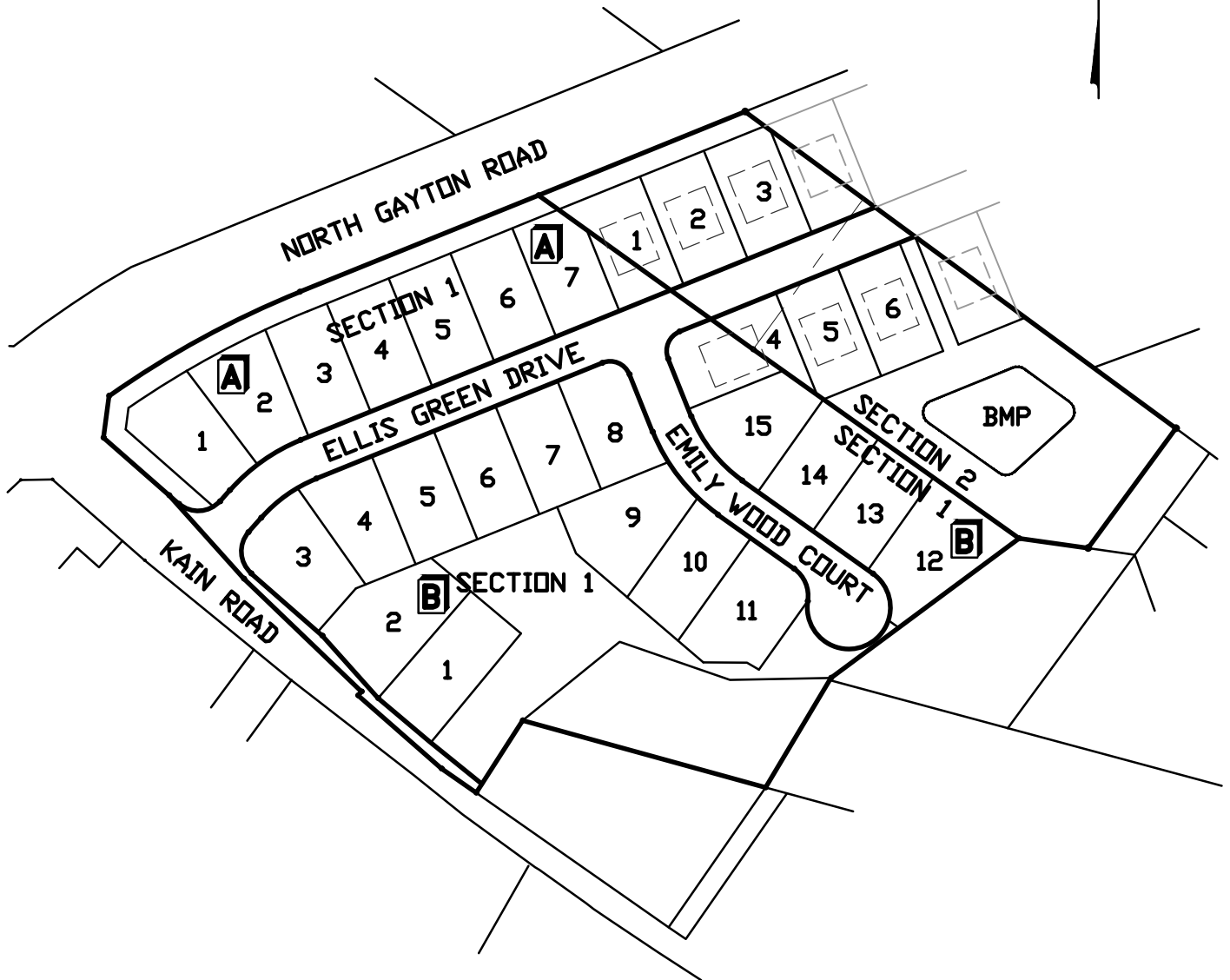
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CAD FILE: ZPLAT	SC: 1"=100'	IN: 418-03-100

REZ2017-00012

**YOUNGBLOOD
 TYLER &
 ASSOCIATES, P.C.**

**CIVIL ENGINEERS, PLANNERS
 & LAND SURVEYORS**
 7309 HANOVER GREEN DRIVE
 P.O. BOX 517
 MECHANICSVILLE, Va. 23111
 (804) 746-5285

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REZ2017-00012

EXHIBIT B

THREE CHOPT DISTRICT HENRICO COUNTY, VIRGINIA

DATE: MARCH 22, 2017	DRAWN BY: MDS	CHECKED BY: WAB
CAD FILE: OVERALL EXHIBIT	SC: 1"=200'	JN: 418-03-100

**YOUNGBLOOD
TYLER &
ASSOCIATES, P.C.**

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